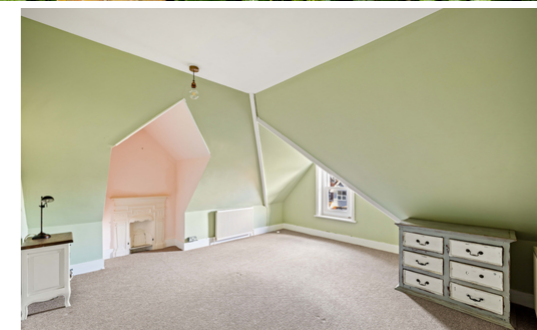


## Flat, 7c Julian Road

Folkestone  
CT19 5HP

**£230,000 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this charming 2 bedroom flat located on Julian Road, Folkestone. Perfectly situated within walking distance to Folkestone Central Station, this property offers convenience and comfort in one desirable package. Step inside to discover a spacious lounge/diner, ideal for entertaining guests or simply relaxing after a long day. The modern kitchen is well-equipped for all your culinary needs, while an external utility room adds extra convenience. The property boasts a stylish shower room and two well-appointed bedrooms, providing ample space for you and your loved ones to unwind in complete comfort. A separate store room adds practicality to the layout, perfect for storing all of life's necessities. With a long lease in place, this flat offers worry-free living for years to come. Don't miss out on this fantastic opportunity to call Julian Road home - schedule your viewing today!





**Entrance Hall**

**Lounge/Dining Room**

17' 7" x 16' 2" (5.36m x 4.93m)

**Kitchen**

15' 0" x 8' 10" (4.57m x 2.69m)

**Shower Room**

**Bedroom One**

14' 7" x 14' 1" (4.45m x 4.29m)

**Bedroom Two**

14' 11" x 12' 0" (4.55m x 3.66m)

**Utility Room**

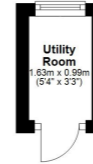
5' 4" x 3' 3" (1.63m x 0.99m)

**Lease + Charges**

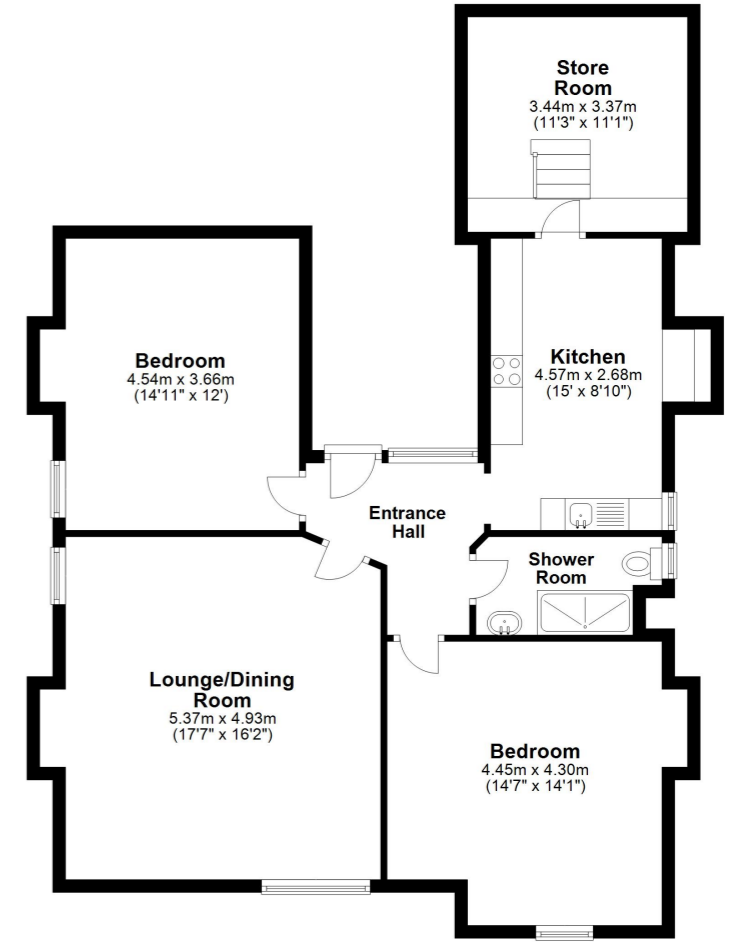
The lease has 938 years remaining.

The service charge is £150 pcm.

**First Floor**  
Approx. 1.6 sq. metres (17.3 sq. feet)



**Second Floor**  
Approx. 98.9 sq. metres (1064.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

